

ZB# 71-12

McDonald's/ Mobil/ Slepoy

(no SBL given)



Oxford

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Filed 10/12/71
9:00 AM

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 12 Request of HERBERT SLEPOY and MOBIL OIL CORP. for a Variance from the regulations of the Zoning Ordinance to permit the installation of a McDonald's Restaurant, being a Variance of Article III, Section 48-13 (a) for property owned by him, situated as follows: property located south of the New Mobil Gas Station on Rt. 32, Valley Gate, New York.

SAID HEARING will take place on the 23rd of August, 1971 at the New Windsor Town Hall, 555 Union Avenue, beginning at 8 o'clock p.m.

FRED WYGANT
Chairman
By: Patricia Delio
Secretary
Aug. 13

**State of New York
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published

..... Once
in said newspaper, commencing on the 13th day of August A.D., 19 71 , and ending on the 13th day of August A.D., 19 71

Subscribed and sworn to before me this
..... 16th day of August 19 71

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1972

Forge Hill Rd.
New Windsor, N. Y.
October 7, 1971

Joseph C. Tallarico, Chairman
New Windsor Planning Bd.
555 Union Avenue - Town Hall
New Windsor, N. Y. 12550

Re: Slepoy/Mobil Application
(McDonald's)

Dear Joe:

Please be advised that the above application
for a variance was granted at the October 4, 1971
meeting of the Zoning Board of Appeals by five
affirmative votes.

Yours truly,

FRED WYGANT, CHAIRMAN
By: Patricia Delio, Secretary

/pd
cc: Howard Collett, Bldg. Inspector
Theodore P. Marsden, Supervisor

Rec'd - 9/13/71
Memo FROM:

OFFICE OF THE SUPERVISOR

THEODORE F. MARSDEN

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8800

TO:

Zoning Board of Appeals

DATE: 9/1/71

SUBJECT: McDonald's Variance - Mobil Property

—FOLD HERE—

Please be advised that the proposed zone change suggested by Orange County Planning Department has been suggested by me to Orange County Planners to be included in map revision they are presently working on and expect to have finished within the next thirty to sixty (30 - 60) days.

Respectfully,



THEODORE F. MARSDEN
Supervisor

TFM:ked

by _____



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

October 4, 1971

Zoning Board of Appeals ✓
Planning Board
555 Union Avenue
New Windsor, New York

Gentlemen:

The Town Attorney and the Engineer have received and approved easements for Sewer District #14 which are acceptable and necessary for the Town's sewer construction.

You may proceed with your review of this variance on Site plan.

Thank you for your cooperation in this matter.

Respectfully,


THEODORE F. MARSDEN
Supervisor

TFM:cg
cc :Arthur O. Maharay, Esq.
Mobile Oil Corporation

Zoning Board

Mobil Oil Corporation

P O BOX 888
ALBANY, NEW YORK 12201

*C C P/B
2 C.A.*

August 20, 1971

Mr. Theodore F. Marsden - Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

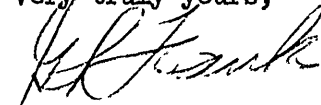
Re: Vails Gate Property

Dear Mr. Marsden:

It was a pleasure to meet you on Wednesday, and I feel that we were able to settle the differences concerning the easements required by the sewer project.

By this letter, a copy of which will be sent to various interested parties, you may be informed that as of this writing and until further notice, the Mobil Oil Corporation is the only owner of the property and as such should be the only one authorized to appear, petition, apply or otherwise conduct official business pertinent to this land.

Very truly yours,

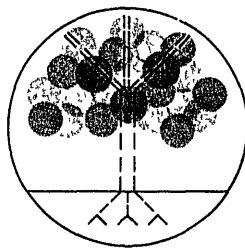


G. P. Franks
Real Estate Representative

GPF:mph

Department of Planning

Peter Garrison, AIP, Commissioner
Edwin J. Garling, AIP, Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

July 19, 1971

Mr. Fred Wygant, Jr., Chairman
Town of New Windsor Zoning Board of Appeals
Forge Hill Road
New Windsor, New York 12550

Re: Use Variance - Scott
(McDonald's) - Rts. 94 & 32

Dear Mr. Wygant:

We acknowledge receipt of the above application and have made our review, under the provisions of Sections 239, L and M, of the General Municipal Law. We note the following:

1. The applicant's property is located in a GI District containing a variety of non-industrial uses such as restaurants, shopping centers, service stations, and other local and general business uses.
2. The highway-oriented nature of these uses are disruptive of the highway frontage and often threaten the safety and planned capacity of the highways.
3. The proposal would have the effect of further diluting the intended character of the GI District and use of the surrounding highways.
4. The proposal represents a departure from the Town's Land Use Plan.
5. The applicant has not shown that a practical difficulty, or unnecessary hardship exists.

Mr. Fred Wygant, Jr.

-2-

July 19, 1971

Re: Use Variance - Rts. 94 & 32
(McDonald's)

On the basis of the above, and the fact that the property could be developed for a number of uses permitted within the GI District, we deny County approval.

In denying our approval, we suggest that there may be a need to re-examine the Town's Land Use Plan and rezone certain business areas to appropriately accommodate the uses found within them.

Very truly yours,



Peter Garrison
Commissioner of Planning

PG:mj

cc: D. Bello

J. Tallarico

L. Orzechowski

Enclosure

September 1, 1971

Dear

Please take notice that the zoning board of appeals of the town of New Windsor, New York will hold a public hearing pursuant to section 48-33A of the zoning Ordinance on the following proposition:

Request of Herbert Slepoy and Mobil Oil Corp. for a variance of the regulation of the zoning ordinance, to permit the installation of a Mc Donalds Restaurant, being a variance of article III, section 48-13 (a) for property owned by him situated as follows: property located south of the new Mobil gas station on rt. 32 Vails gate, New York.

Said hearing will take place on the 13th. of Sept. 1971, at the New Windsor Town Hall, 555 Union Ave. beginning at 8:30 oclock p. m

Fred Wygant
Chairman Zoning Board of Appeals



1763

Reelid Pat
9/23/71

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

August 19, 1971

Zoning Board of Appeals
555 Union Avenue
New Windsor, New York

RE: Appeal #12

Gentlemen:

Please be advised that the Town Board of the Town of New Windsor has been and is requiring easements necessary for the installation of Sewer District #14 to service the property upon which the public hearing for a variance is being sought.

I have been in discussion with Mr. Franks of the Mobil Oil Company, and Mr. Slepoy, reported to be contract vendee of the property for Mr. George of the McDonald firm.

They have indicated to me, (Mr. George and Mr. Slepoy), that this application will be withdrawn pending the authorization of the above-mentioned easements by Mobil Oil Corporation.

This is somewhat necessary at this point, before the implementation of the subdivision that had been reported to be approved at the last Planning Board meeting. We find this necessary inasmuch as it would be much more difficult to condemn three (3) or four (4) property owners when they have a variance

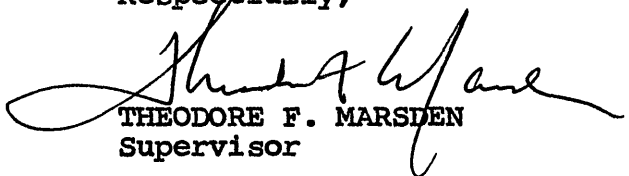
Zoning Board of Appeals
Page 2
August 19, 1971

and use permit and/or site plan approval, than it would be to acquire an easement from the one individual owner prior to any development proposals for the property.

I would respectfully request your cooperation in this matter and ask that no action be taken until such time as the above-mentioned easements have been acquired.

Thank you for your consideration.

Respectfully,



THEODORE F. MARSDEN
Supervisor

TFM:cg

31
T1
PB
21018

Mobil Oil Corporation

670 WHITE PLAINS ROAD
SCARSDALE, NEW YORK 10583

October 1, 1971

Mr. Arthur Mahray
New Windsor, New York

Dear Mr. Mahray:

We attach hereto the original of a Sewer Easement granting to the Town of New Windsor a sewer easement along and across property owned by Mobil Oil Corporation in the Town of New Windsor, Orange County, New York, and more specifically described in said easement agreement.

This easement is being placed in escrow with you personally and is to be retained by you until such time as Herbert Slepoy or McDonald's Corporation receives from the Town of New Windsor a variance for a McDonald's Drive-in Restaurant. Approval of their site plan by the Planning Board of New Windsor and the issuance of a Building Permit required for the erection of a McDonald's Restaurant has been completed by the Town of New Windsor.

If any one of these conditions are not met, it is understood and agreed this Easement Agreement will be returned to the Mobil Oil Corporation, 670 White Plains Road, Scarsdale, New York 10583.

Yours Very Truly,

D E McElure

Accepted and Agreed to this 1 day of Oct, 1971.

Arthur Mahray

Arthur Mahray



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

September 14, 1971

New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

SUBJECT: Slepoy - McDonald Variance Request

Gentlemen:

After several sessions of negotiations, with Mr. Franks of Mobil Oil Co. and Mr. Slepoy, applicant for variance for the above mentioned property, I am pleased to advise that we have apparently reached an agreement with regard to the signing by Mobil and agreement by Mr. Slepoy, purchase vendee, as indicated in a copy of a letter received by Mr. Franks of Mobil Oil Corp., copy enclosed, which advises that Mr. Slepoy has entered into contract to purchase and is authorized to petition the Town for any necessary zoning change, permits, licenses and the variance which he is appearing for. At this time I would like to state that the Town certainly would like to see the tax base of the Town of New Windsor enlarged and would express no opposition to the granting of the variance with regard to the proposed McDonald installation.

I would respectfully request; however, that before approval for such variance is given, that a decision be with-held after the hearing pending the receipt of the final easement documents which are presently being reviewed by the attorneys for Mobil Oil and Mr. Slepoy.

As I indicated earlier in the letter, after lengthy meetings with Mr. Franks and Mr. Slepoy, Kartiganer Engineers and myself, all obstacles and objections seem to have been overcome. However, I would respectfully request that until such easements are filed and

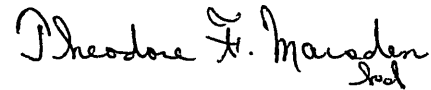
New Windsor Zoning Board of Appeals
Page 2

September 14, 1971

and the sewer district can be authorized to proceed, that no approval be given until you are notified of my receipt of these easements.

I wish to thank you for your cooperation in this matter.

Respectfully,

A handwritten signature in cursive script that reads "Theodore F. Marsden". The signature is written in dark ink and is positioned above the printed name.

THEODORE F. MARSDEN
Supervisor

TFM:ked
Enc.

CL 2 pt
RD

Time 3 9/7/71

Mobil Oil Corporation

P.O. BOX 868
ALBANY, NEW YORK 12201

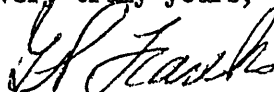
August 30, 1971

Mr. Theodore Marsden
Town Supervisor
Town of New Windsor
Union Avenue
Newburgh, New York 12550

Dear Mr. Marsden:

Please be informed that upon receipt of this letter, you are advised that Mr. Herbert Slepoy has entered into a contract to purchase the land situated in Vails Gate and is authorized to partition the town for the necessary zoning changes, permits and licenses.

Very truly yours,



G. P. Franks
Real Estate Representative

GPF:sec

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application # 71-12

Date: July 1971

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

X (WE) Herbert Shegoy of 51 E. 42nd St., New York, N.Y.
Mobil Oil Corp. (Street & number)
9 (State) HEREBY MAKE

APPLICATION FOR A VARIANCE:

A. LOCATION OF THE PROPERTY Rt. 32. Vails Gate So. of Mobil Oil Sta.
(Street & Number) (Use district on Map)

B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, by number, sub-section and paragraph of the Zoning Ordinance applicable. Do not quote the ordinance: Art. III - Sec. 48-13 (a))

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's lands, structures or building and do not apply to the neighboring lands, structures or buildings in the same zone because: The present

area surrounding is zoned business, therefore,
creating a hardship with the present zoning
of General Industry.

2. Strict application of the provisions of the ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: Other property owners have utilized their

property for business surrounding for business use
thereby depriving the applicant of a reasonable
use of his property.

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: The applicant hereof has done nothing since

the adoption of the Ordinance to cause the
circumstances presently existing.

4. Relief, if approved, will act in the public good and be in full accordance with the purposes and intent of the ordinance.

Other properties surrounding the subject property are in the same zoning as herein requested.

Describe in detail how the applicant will submit plans or sketches in duplicate.

Applicant intends to install a McDonald's "Fast Food" Restaurant on a parcel of land 40,000 or more square feet.

E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Board of Appeals.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1 of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 M of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Board.

Dated: Sept. 1, 1971

/s/ Herbert Yeager
Signature of Applicant

STATE OF NEW YORK) SS
COUNTY OF ORANGE)

Sworn to on this 1st day of Sept. 1971.

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1972

Patricia Delio
(Notary Public)

51 E. 42nd St.
Address N.Y., N.Y.
212 MU 2-1457
Telephone No.

DO NOT WRITE IN THIS SPACE

Application No. 71-12
Date of Hearing Sept. 3, 1971
Date of Decision Oct. 4, 1971

Date Rec'd. July 1971
Notice Published Sept. 3, 1971

DECISION:

Granted - 5 affirmative votes



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(814) 565-8808

Leonardo, Catherine
19 Prospect Street
Newburgh, New York

Spencer, Henry A. & Mary C.
24 Truex Dr.
New Windsor, N.Y.

Marshall, Maria
Vails Gate, New York
(Box 68)

Kinsley, John E. & Mary E.
26 Truex Dr.
New Windsor, N.Y.

Christopian, Frank
Box 202
Vails Gate, New York

Villa, Frank J. & Margaret I.
17 Haight Dr.
New Windsor, N.Y.

Fischer, Milton
1 Blooming Grove Tpke.
New Windsor, New York

McCauley, J.M.
15 Haight Dr.
New Windsor, N.Y.

Mangini, Anthony & Rose
319 58th Street
Brooklyn 20, N.Y.

Ettinger, Howard W. & Sarah P.
Box 64
Vails Gate, N.Y.

Siano, Michael J. & Carolyn
Vails Gate N.Y.

Simmons-Vails Gate Plaza Inc.
P.O. Box 65
Saugetics, N.Y. 12477

Dimiceli, Anthony J. & Vincenza V.
P.O. Box 283
Vails Gate, N.Y.

Hobin, Arthur
Box 235
Vails Gate, N.Y.

Carioni, Frank & Mauro &
Mascil, Nicola & Marim
P.O. Box 4
Vails Gate, N.Y.

Satterly, Stuart & Son Inc.
R.D.#2 Riley Rd.
New Windsor, N.Y.

Mageau, Leo F. & Gladys V.
20 Truex Dr.
New Windsor, N.Y.

Central Hudson Gas and Electric Corp.
c/o Tax Agent South Rd.
Poughkeepsie, N.Y.

Arseneault, Louis E. & Mary B.
22 Truex Dr.
New Windsor, N.Y.

Marshall, Nicholas C.
Vails Gate, N.Y.

Casaccio, Paul & Virginia
R.D.#4 Adler Dr.
Cornwall, N.Y.

Primavera, Joseph A. & Robert
Vails Gate, N.Y.

Getty Oil Company
660 Madison Ave.
New York, N.Y.

Temple Hill Sales Inc.
13 Starrow Dr.
c/o Schoonmaker Bros, Inc.
Newburgh, N.Y.

Olympia, Peter M.
16 Russell Rd.
Newburgh, N.Y.

Grefe, Frank H. & Theresa M.
Vails Gate, N.Y.

Weber, George A. & Olive B.
Vails Gate, N.Y.

Trevorah, Edward
Box 32
Vails Gate, N.Y.

General Electric Pension Trust Trustees
c/o Atlantic Ref. Co.
260 South Rd.
Philadelphia, Penn.

Cacciatore, Carmine J.
325 So Ocean Ave.
Freeport, Long Island, N.Y.

Academy Terminal Corporation
90 Main St.
Highland Falls, N.Y.

Boneri, Concetta
Vails Gate, N.Y.

Simonson, Richard & Helen
Vails Gate, N.Y.

Brewer, Robert
Vails Gate, N.Y.

Brewer, Wilbur
Vails Gate, N.Y.

Curry, Virginia
Vails Gate, N.Y.

Brewer, Walter
Vails Gate, N.Y.

Brewer, Ruby Mae
Vails Gate, N.Y.

McMillen, Mary
Vails Gate, N.Y.

Brewer, Helen & Ida Mae & Michael
Vails Gate, N.Y.

Deyo, Beatrice
Vails Gate, N.Y.

Pushman, Albert Jr. & William
Rte. 32
Vails Gate, N.Y.

Pushman, Albert & Josephine
Vails Gate, N.Y.

Pushman, William J. & Marion L.
Rte. 32
Vails Gate, N.Y.

Carione, John & Louise 333
333 Blooming Grove Tpke.
New Windsor, N.Y.

Dahlin, Raymond G. & Jean M.
Box 508
Vails Gate, N.Y.

Respectfully Submitted,

ELLSWORTH E. WEYANT
Chairman
Board of Assessors
Town of New Windsor

Law Offices
SCOTT & SCHECHTMAN

H. MORTON SCOTT
STEVEN I. SCHECHTMAN

186 Joralemon Street, Brooklyn, N. Y. 11201
212 MAIN 4-1184

June 25, 1971

Town of New Windsor
Zoning Board of Appeals
Union Avenue
New Windsor, New York

Attention Fred Weygant, Jr., Chairman

Re: H. Morton Scott Application,
Property located south of Mobil Station
Vails Gate, New York

Dear Mr. Weygant:

In accordance with our recent telephone conversation, I am enclosing herewith the plot plan pertaining to the above application, which plot plan represents the 40,000 square feet to be sold to McDonald's for its restaurant purposes.

I am this day forwarding this plot plan to the Orange County Planning Board. If any other information is required, please do not hesitate to call me.

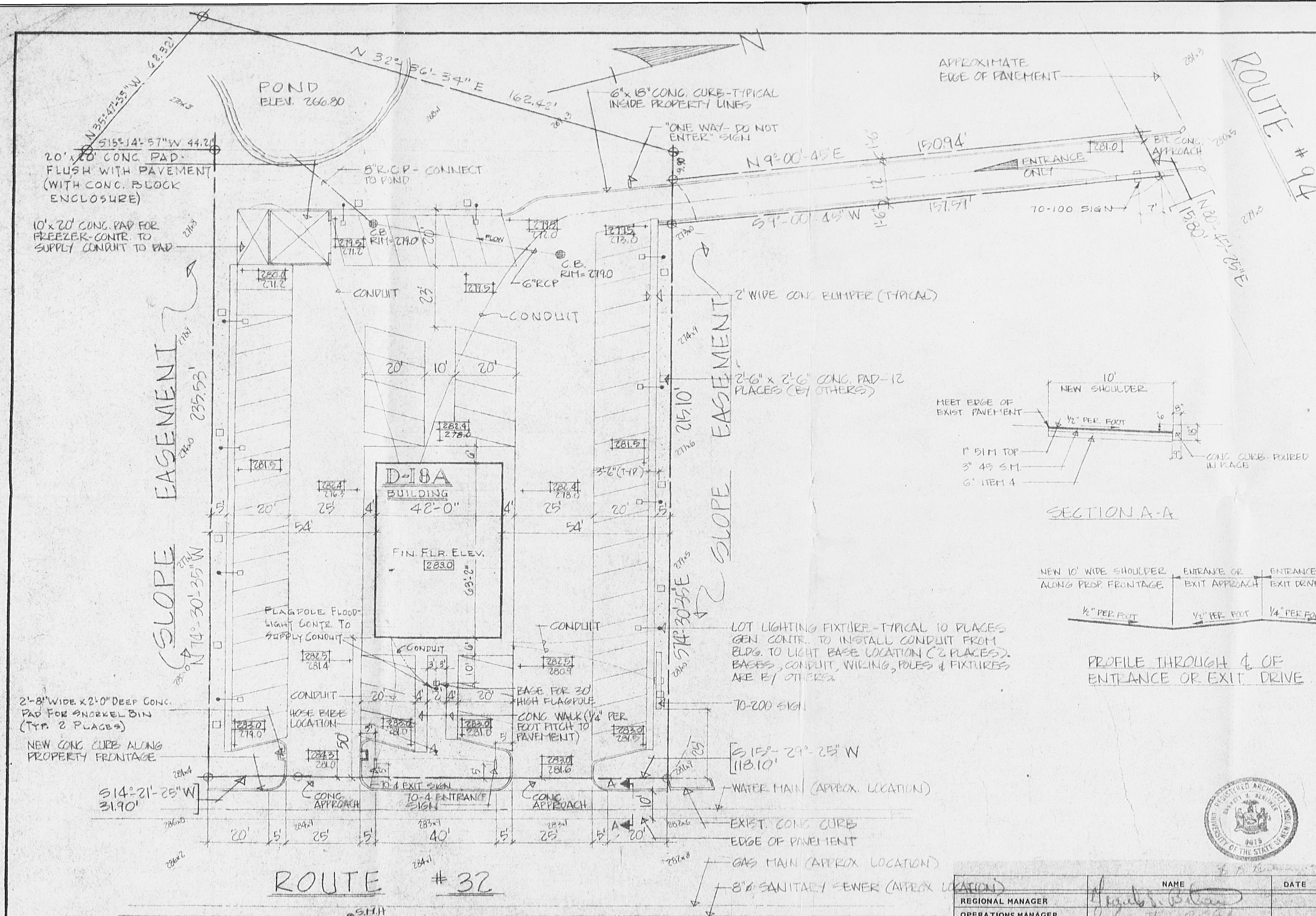
Thank you for your kind courtesies.

Very truly yours,

H. Morton Scott
H. MORTON SCOTT

HMS:jms

Enc.



- GENERAL INFORMATION:
1. - THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S SYSTEM, INC., 221 NORTH LA SALLE STREET, CHICAGO 1, ILLINOIS, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THEIR WRITTEN PERMISSION.
 2. - FRANCHISE OPERATOR SHALL FURNISH AND MAINTAIN ALL STRIPINGS, SIGN, INCINERATOR AND ITS ENCLOSURE.
 3. - IN THE EVENT ANY LANDSCAPING, BUFFER ZONES AND OTHER SITE IMPROVEMENTS ARE SPECIFICALLY REQUIRED BY ANY LAW, CODES OR ORDINANCES, THESE SHALL BE THE OBLIGATION OF THE LICENSEE.
 4. - WHEN SANITARY SEWER IS NOT AVAILABLE, AN ADEQUATE SEPTIC SYSTEM MUST BE SHOWN ON THIS PLOT PLAN IN DETAIL. THIS SYSTEM TO BE APPROVED BY LOCAL SANITATION AUTHORITIES AND THE McDONALD'S SYSTEM, INC.
 5. - McDONALD'S CONSTRUCTION SUPERINTENDENT TO ESTABLISH FINAL ELEVATIONS AT SITE.
 6. - FINISHED SIDEWALK ELEVATION TO BE 6" ABOVE FINISHED BLACKTOP SURFACE AND SHALL PITCH TO MEET FINISHED ELEVATION OF BUILDING SIDEWALK SLAB.
 7. - WHEN THIS PLAN IS ACCEPTED BY STATE AND LOCAL GOVERNING AUTHORITIES WITHOUT CHANGES IT CAN BE STAMPED BY THESE AUTHORITIES AS APPROVED.

- NOTES:
1. - 58 PARKING SPACES 10' x 20' @ 75° & 90°
 2. - ESTIMATED BLACKTOP AREA - 25,500 SQ. FT.
 3. - PLOT PLAN REQUESTED BY: C.W. BROADBENT
 4. - SITE CHECK OUT PREPARED BY: F. LAFEMINA
 5. - INFORMATION TAKEN FROM: TOPO-SURVEY
PREPARED BY: ATZL & SCATASSA
OF TAPPAN, N.Y. ON FEB. 4, 1971
 6. - SIGN BASES TO BE 18" ABOVE FINISHED GRADE.
 7. - FOR DETAILS OF 6" x 18" CONC. CURBS & 2' WIDE CONC. WALKS. SEE SITE IMPROVEMENT SHEET.
 8. - ALL DISTURBED SOIL AREAS TO BE GRADED WITH TOP SOIL (2").
 9. - ELECTRICAL CONTRACTOR TO SUPPLY 208V SERVICE TO OUT-DOOR LIGHTING WHENEVER POSSIBLE.
 10. - GENERAL CONTRACTOR TO SUPPLY CONC. BASES CONDUIT, & WIRING FOR ENTRANCE & EXIT SIGNS.
 11. - GENERAL CONTRACTOR TO SUPPLY CONDUIT & WIRING TO MAIN SIGN.
 12. - GENERAL CONTRACTOR TO SUPPLY BASE FOR 30' HIGH FLAG-POLE. (FLAGPOLE BY OTHERS)
 13. - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL REQUIREMENTS OF LOCAL & STATE AUTHORITIES REGARDLESS OF INFORMATION STATED ON THE PLOT PLAN & THE BUILDING PLANS.

UTILITIES:

SANITARY SEWER 8" MAIN OPPOSITE SIDE OF ST.

CITY WATER OUR SIDE OF RTE. #32

GAS-BTU/CF. 1000 SP. GR. .6 CLIMATE ZONE 2

ELECTRICAL 120/208 / 3 PHASE / 4 WIRE

REVISIONS:

- E MOVED BUILDING BACK 10' 8-3-71 J.D.S.
- F PKG. SPACES WERE 9' x 18' 8-12-71 R.D.
- G " " " " 6-7-71 J.S.
- D ADDED SECT. A-A & APPROACH PROFILE, REVISE CURB CUTS 6-28-71 R.D.

DRAWN R. DAVIS		DRAWING NUMBER PE-456/F	
DATE MAR. 15, 1971			
SCALE 1" = 20'			
CHECKED J.S.			
APPROVED CWB			

FINAL PLOT PLAN
ROUTE # 32
NEW WINDSOR, N.Y.

McDONALD'S® RESTAURANT

© McDonald's Corporation 1968

REGIONAL MANAGER OPERATIONS MANAGER		NAME DATE	
LESSOR LESSEE CONTRACTOR		NAME DATE	